

STAFF REPORT TO COUNCIL

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DATE: July 20, 2022

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Development Variance Permit Application No. VP100624

APPLICANT: Dwight Eberle on behalf of Carrie Colebank

LOCATION: 1441 Fraser Flats Road

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100624
Exhibit "A" to VP100624
Exhibit "B" to VP100624

RECOMMENDATION(S):

That Council APPROVES Development Variance Permit No. VP100624 to vary "City of Prince George Zoning Bylaw No. 7850, 2007" for the property legally described as Lot A, District Lot 819, Cariboo District, Plan 26321 as follows:

- a. Vary Section 9.4.6 2. by increasing the maximum height of an accessory building from 6.0 m to 8.0 m, as shown on Exhibit "A" to VP100624, at the location shown on Exhibit "B" to VP100624.

PURPOSE:

The applicant is proposing to construct a 167 m² detached garage (accessory building) at 1441 Fraser Flats Road (subject property). The subject property is zoned AR2: Rural Residential, which restricts the maximum height of an accessory development to 6.0 m. As such, the applicant has applied to vary the maximum height of an accessory building from 6.0 m to 8.0 m, as shown on Exhibit "A" to VP100624. The location of the proposed detached garage is shown on Exhibit "B" to VP100624.

Background

Site Characteristics

Location	1441 Fraser Flats Road
Current Use	Rural Residential
Site Area	2.7 ha
Zoning	AR2: Rural Residential
Servicing	No City Services

Official Community Plan

Future Land Use	Rural Resource
Growth Management	Rural Resource

Surrounding Land Use Table

North	Fraser Flats Road; Rural Residential
South	Vacant Rural Residential land
East	Vacant Rural Residential land
West	Vacant Rural Residential land

POLICY / REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned AR2: Rural Residential. The purpose of the AR2 zone is to foster a rural lifestyle on properties larger than 2.0 ha. This zone also provides for complementary residential related uses that are compatible with the rural character of the area. The AR2 zone permits accessory structures with a maximum height of 6.0 m and carriage houses with a maximum height of 7.0 m. There are no restrictions to site coverage, or the total gross floor area of accessory structures on lots larger than 0.4 ha in area. The subject property is 2.7 ha, as such the site coverage and gross floor area restrictions do not apply.

In order to facilitate the construction of the proposed detached garage, the applicant has requested to increase the maximum height of accessory development from 6.0 m to 8.0 m, as shown on Exhibit “A” of VP100624, at the location shown on Exhibit “B” to VP100624.

Although this variance request is considered significant, it is not anticipated to negatively affect adjacent rural residential parcels. Administration supports this request for the following reasons:

- The proposed detached garage will be placed approximately 80 m from Fraser Flats Road, and will not be visible from the road or adjacent properties;
- The applicant has one neighbour at 1442 Fraser Flats Road. The proposed detached garage will not be visible from their property;
- The subject property is surrounded by vacant properties heavily vegetated with mature conifers, which provides natural screening to the east, west and south;
- The subject property is 2.7 ha in size and the site coverage, including the proposed detached garage, is approximately 1%. The overall impact of the development is small;
- The proposal is consistent with all other development regulations of the AR2 zone; and
- The proposal is consistent with the rural character of the area.

OTHER CONSIDERATIONS:

Statutory Notification and Public Consultation

Members of the public wanting to provide comment on the application may submit written correspondence to Council. As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 7635, 2005”, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Development Variance Permit No. VP100624 be approved.

SUMMARY AND CONCLUSION:

In order to facilitate the construction of a 167 m² detached garage, the applicant has requested to increase the maximum height of accessory development from 6.0 m to 8.0 m. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/08/15